

136.0

0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
984,400 / 984,400
984,400 / 984,400
984,400 / 984,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		KENSINGTON PK, ARLINGTON

OWNERSHIP

Owner 1:	GOLDSTEIN SANDRA R	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 77 KENSINGTON PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BUONAIUTO MICHAEL J-ETAL -

Owner 2: GOLDSTEIN SANDRA R -

Street 1: 77 KENSINGTON PARK

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,020 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2619 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6020		Sq. Ft.	Site		0	90.	1.00	10									540,538						540,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6020.000		443,500		400		540,500		984,400							
Total Card							0.138		443,500		400		540,500		984,400		Entered Lot Size					
Total Parcel							0.138		443,500		400		540,500		984,400		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		375.84		/Parcel: 375.8				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	443,500	400	6,020.	540,500	984,400	984,400	Year End Roll	12/18/2019
2019	101	FV	331,500	500	6,020.	570,600	902,600	902,600	Year End Roll	1/3/2019
2018	101	FV	329,400	500	6,020.	420,400	750,300	750,300	Year End Roll	12/20/2017
2017	101	FV	329,400	500	6,020.	402,400	732,300	732,300	Year End Roll	1/3/2017
2016	101	FV	329,400	500	6,020.	372,400	702,300	702,300	Year End	1/4/2016
2015	101	FV	321,500	500	6,020.	312,300	634,300	634,300	Year End Roll	12/11/2014
2014	101	FV	321,500	500	6,020.	305,100	627,100	627,100	Year End Roll	12/16/2013
2013	101	FV	321,500	500	6,020.	290,700	612,700	612,700		12/13/2012

Parcel ID

136.0-0004-0002.0

!10575!

PRINT

Date	Time
12/11/20	00:52:04
01/18/18	09:42:17
	apro
	10575
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	264	PATRIOT
1/1/1992		PM	Peter M

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUONAIUTO MICHA	64909-480		2/13/2015	Convenience		1	No		
THOMSON ROBERT-	22111-123		6/10/1992		268,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2015	801	Redo Kit	64,000	6/25/2015				Kitchen remodel wi
1/22/2013	87	Manual	20,476	C				
7/27/1999	485	Alterati	5,000					ADD 2 FT TO PORCH
4/9/1997	156		40,000					2ND STORY ADDITION
6/10/1996	265		7,000					REMODEL BASEMENT
6/3/1992	214		27,500					CONVERT SUNRM/YR-R

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	264	PATRIOT
1/1/1992		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA _____



